



# 147 Royston Rise Calgary Alberta

\$814,900

Welcome to ROCKLAND PARK, an esteemed community where luxury living takes center stage. Within this splendid locale lies a 6,500 sq ft lifestyle center exclusively crafted for residents, offering an impressive array of amenities including an outdoor pool, hot tub, playground, central fire pit, skating rink, amphitheater, and more. Additionally, residents relish the proximity to Lynx Ridge and Valley Ridge golf courses, as well as the expansive 120 acres of scenic parks and pathways. Situated in this flourishing community is the Jefferson model, a meticulously designed 2-storey house from Homes by Avi. Spanning an expansive 2,353 square feet this floorplan seamlessly blends sophistication with functionality, including a versatile flex room, ideal for a home office or relaxation space. The kitchen is a culinary masterpiece, featuring stunning stone countertops that harmonize perfectly with modern cabinetry. Ascending the stairs, you'll discover a spacious master retreat designed for utmost relaxation, complete with a 5-piece ensuite bathroom and a generously sized walk-in closet. An inviting bonus room offers a great family space filled with natural light. Two additional second floor bedrooms offer the potential to accommodate any hobby or office needs, not to mention a growing family. A laundry room and full 3-piece bathroom complete the second floor, providing ease and convenience. The lower level of this home presents significant potential, providing a canvas for future basement development. Stepping outside, a north-facing backyard awaits--a delightful deck extends the living space, ideal for a quiet morning coffee or hosting gatherings you'll remember for years to come. This home's impeccable design, exquisite finishes, and thoughtful layout set it apart in the market. Don't miss the opportunity to own the meticulously curated Jefferson model, tailored for mode...

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom 12.00 Ft x 9.67 Ft  
Other Measurements not available

Bedroom 11.00 Ft x 13.00 Ft  
Other Measurements not available

3pc Bathroom Measurements not available

Laundry room Measurements not available

5pc Bathroom Measurements not available

Other Measurements not available

2pc Bathroom Measurements not available

Den 9.67 Ft x 8.00 Ft

Kitchen 14.00 Ft x 13.50 Ft

Other 15.00 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Bonus Room 14.00 Ft x 10.00 Ft

Great room 17.00 Ft x 12.00 Ft

Primary Bedroom 17.33 Ft x 13.00 Ft